

**Planning & Zoning Commission Agenda**  
**Wednesday, September 4, 2013 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
[www.ashevillenc.gov](http://www.ashevillenc.gov) (search "Planning & Zoning Commission")

---

**PRE-MEETING AGENDA – 4:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
- 

**PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the August 7, 2013 meeting.

**SUBDIVISION MODIFICATION**

1. A request for a Subdivision Modification to the width of the pavement and right-of-way on a street extension to allow for the creation of a residential lot. The property is located on **East Indiana Avenue**. The owners are John Kiser and Jesse Kirby and the contact is Mark Freeman. The property is identified in the Buncombe County tax records as PIN 9638.72-1433. Planner coordinating review – Jessica Bernstein

**CONDITONAL ZONING**

1. TO BE CONTINUED UNTIL OCTOBER 2, 2013 - A request for a Conditional Zoning from Residential Multifamily High Density RM16 to Urban Residential District URD CZ for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owners are Physis, LLC and Joel Storrow, and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.
2. Review of an amendment to the Conditional Zoning for the project identified as **Carefree Asheville** and located at 1903 Hendersonville Road. The requested amendments include a change in housing type and building footprints, a change in the internal road network and an increase in the number of residential units. Modifications are requested for setback and height. The owner is Asheville Savings Bank, the developer is Evolve Development, LLC and the contact is Barret Hagen, PE. The property is identified in the Buncombe County tax records as PIN 9655-14-3460. Planner coordinating review – Julia Fields.

**WORDING AMENDMENTS**

1. CONTINUED FROM JULY 18 - Proposal for UDO amendments to section 7-11-4(c) to review **open space requirements for industrial projects**. Planner coordinating review – Judy Daniel.

**SUBDIVISION APPEAL**

1. TO BE CONTINUED UNTIL NOVEMBER 6 - An **appeal of a minor subdivision** recorded in Platbook 134, Page 171 of the Buncombe County Register of Deeds identified as PIN #9648.71.4686 located at **93 Caledonia Road** and PIN # 9648.71.4425 located at **129 Caledonia Road** in the Buncombe County Tax Records. Appellant is the Kenilworth Residents Association, Inc. and the property owner is Caledonia, LLC. Staff coordinating review – Judy Daniel.

**DISCUSSION ITEM**

1. Caledonia & Finalee Zoning History – Judy Daniel

**NEXT MEETING**

1. Discuss need for mid-month meeting on September 19.
2. The next meeting will be Wednesday, October 2 at 5 p.m.